



CLANCYS

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# 172 Leyland Road

Bathgate, EH48 2TL



1



2



1



EPC

C



FREEHOLD



*“The property is presented to the market in good order throughout and has been painted in neutral tones.”*

### Description

Clancy's Solicitors & Estate Agents are delighted to present this lovely, well-presented 2-bedroom terraced house, located within the popular town of Bathgate. The property is presented to the market in good order throughout and has been painted in neutral tones. The accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge, a modern dining kitchen, a useful downstairs WC. A carpeted staircase leads to the upper landing which gives access to two good sized light and airy double bedrooms and a contemporary bathroom with white three-piece suite with glass screen and mains operated shower over the bath. The property further benefits from gas central heating, double glazing, private gardens to the front and rear. There is residents parking available. This property will appeal to a variety of buyers and viewing is highly recommended to fully appreciate the size and standard of the property.

### Factoring

The development is managed by Speirs Gumley and a monthly factoring fee of approximately £10 PCM is payable & and a yearly fee of approximately £100 is payable to Scottish Woodland for the upkeep of the communal grounds.

### Location

Wester Inch is a much-admired development comprising a mixture of flats and family homes with an excellent primary school and within walking distance of a large Tesco supermarket, golf course, park, rail station and the town centre of Bathgate. The thriving historic town of Bathgate offers an array of shops and restaurants, excellent secondary schooling, a medical centre, banks and a post office. Comprehensive recreational facilities are available including bowling greens, tennis courts, squash courts and swimming pools together with the Xcite Sports Centre. Bathgate is also within easy commuting distance of Edinburgh and Glasgow and excellent bus services operate. Nearby Livingston (6 miles) offers major retail options and additional amenities.

### Extras

All fitted floor coverings and integrated appliances in the kitchen.

### Features

- Entrance hall
- Lounge
- Dining kitchen
- Downstairs WC
- Upper landing
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Private gardens to the front and rear
- Residents parking
- EPC rating - C
- Council Tax Band - C
- Tenure - Freehold



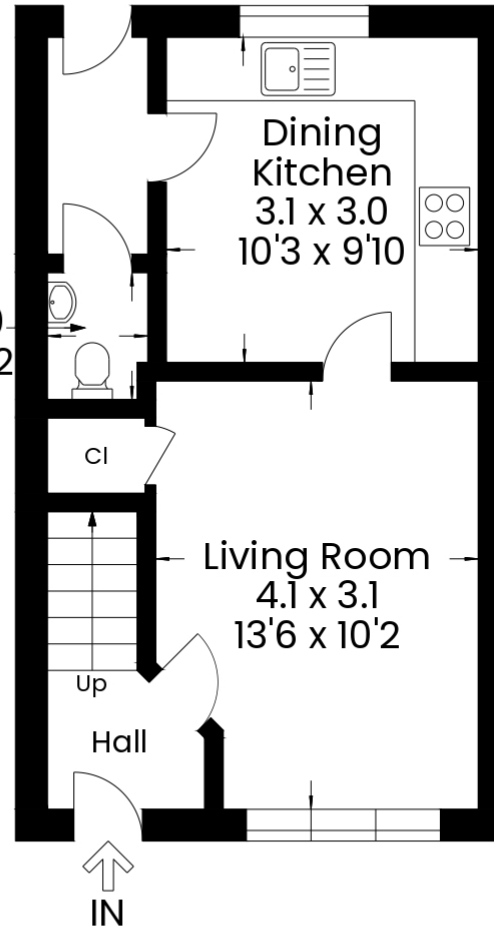






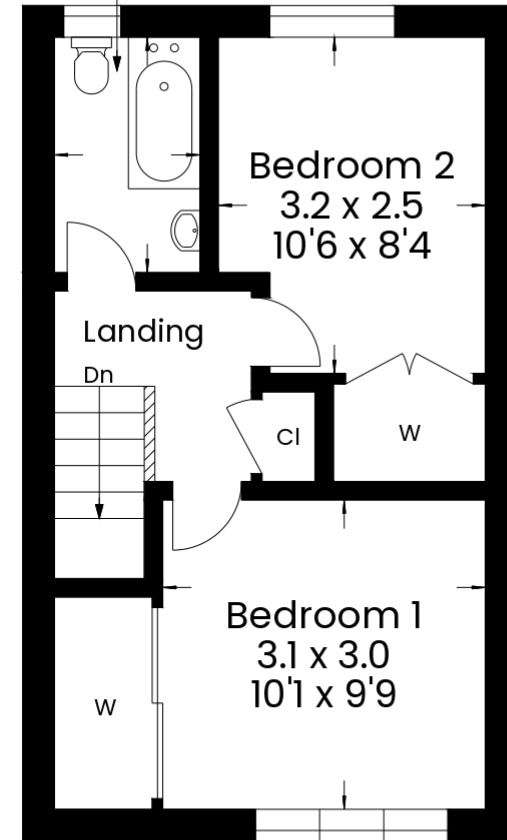


WC  
1.2 x 1.0  
4'0 x 3'2



Ground Floor

Bathroom  
2.3 x 1.4  
7'5 x 4'7



First Floor

vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2025